148.0	0003	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 924,700 / 924,700
					USE VALUE: 924,700 / 924,700
					ASSESSED: 924,700 / 924,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENT WILLIAM E JR ETAL/ TRUSTEES
Owner 2:	9 QUINCY STREET NOMINEE TRUST
Owner 3:	
Street 1:	68 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BENT WILLIAM E JR -
Owner 2:	-
Street 1:	68 DOTHAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2509 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7832.000	507,400	4,700	412,600	924,700
Total Card	0.180	507,400	4,700	412,600	924,700
Total Parcel	0.180	507,400	4,700	412,600	924,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.59 /Parcel: 368.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 97273
GIS Ref:
GIS Ref:
Insp Date: 06/27/18

!11557!

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	507,400	4700	7,832.	412,600	924,700		Year end	12/23/2021
2021	104	FV	484,400	4700	7,832.	412,600	901,700		Year End Roll	12/10/2020
2020	104	FV	484,500	4700	7,832.	412,600	901,800	901,800	Year End Roll	12/18/2019
2019	104	FV	377,800	4700	7,832.	412,600	795,100	795,100	Year End Roll	1/3/2019
2018	104	FV	355,400	3700	7,832.	365,500	724,600	724,600	Year End Roll	12/20/2017
2017	104	FV	333,600	3700	7,832.	306,500	643,800	643,800	Year End Roll	1/3/2017
2016	104	FV	333,600	3700	7,832.	306,500	643,800	643,800	Year End	1/4/2016
2015	104	FV	297,800	3700	7,832.	265,300	566,800	566,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:43:08

LAST REV

Date	Time
08/04/20	13:39:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11557

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENT WILLIAM E	75035-303	1	7/2/2020	Convenience	1	No	No		
BENT WILLIAM E	33804-354		10/8/2001	Family	1	No	No		
BENT WILLIAM	24797-373		8/22/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	97273
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2010	2401	Porch	22,000					DEMO & REBUILD REA

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
5/18/2009	Measured	372	PATRIOT
4/6/2005	OWNR INFO	BR	B Rossignol
4/21/2000	Inspected	276	PATRIOT
4/1/2000	Missed Appt.	197	PATRIOT
11/30/1999	Measured	263	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7832		Sq. Ft.	Site		0	70.	0.75	8			Locatio	-10					412,624						412,600	

Total AC/HA:	0.17980	Total SF/SM:	7832	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	412,624	Spl Credit		Total:	412,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08032787
Const Adj.:	0.98500049
Adj $ / SQ:	191.542
Other Features:	117000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	689376
Depreciation:	181995
Depreciated Total:	507381

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
1	6	2	
Totals			
2	13	4	

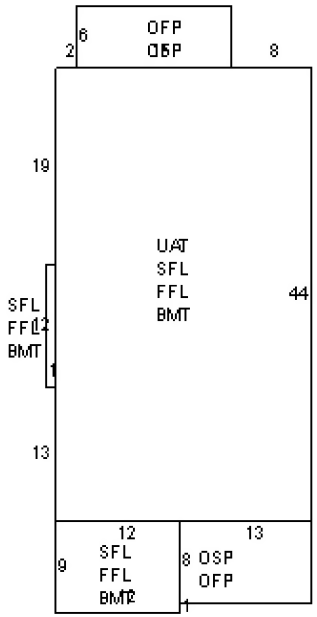
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.54
Special Features:	0	Val/Su Net:	117.37
Final Total:	507400	Val/Su SzAd	207.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,220	57.460	70,104
FFL	First Floor	1,220	191.540	233,682
SFL	Second Floor	1,220	191.540	233,682
OFP	Open Porch	284	21.980	6,241
UAT	Upper Attic	275	90.980	25,020
OSP	Screen Porch	104	35.070	3,647

Net Sketched Area:	4,323			Total:	572,376
Size Ad	2440	Gross Area	5148	FinArea	2509

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	104			4,700			4,700
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	104						

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700